mail

THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

BOOK 6358 PAGE 442

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Drakes Branch, Ltd. c/o Century III Property 51 Lindsley Avenue Nashville, TN 37210	Drakes Branch, Ltd. c/o Century III Property 51 Lindsley Avenue Nashville, TN 37210	69-2-76 Field Book No: 13DA5246

FOR AND IN CONSIDERATION of the sum of Seventy-Five Thousand Dollars ($75,000) Drakes Branch Associates, a Tennessee general partnership composed of S. Dan Anderson, Robert R. Mallory and Robert B. Campbell (hereinafter referred to as the "Grantor"), has bargained and sold, and does hereby transfer and convey unto Drakes Branch, Ltd., a Tennessee limited partnership (hereinafter referred to as the "Grantee"), and to the said Grantee's successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 2 in the Resubdivision of Lot No. 6, Enchanted Hills, Section 1, as of record in Plat Book 5800, Page 296, Register's Office for Davidson County, Tennessee, beginning at an iron pin located in the northerly margin of Hydes Ferry Pike, as presently located, said point being the southeast corner of Lot No. 1 of said subdivision; thence along the line common to Lot No. 1 and Lot No. 2 N 20° 45' 32" E 208.68 feet to an iron pin; thence along the north line of this described lot S 70° 45' 06" E 19.10 feet to an iron pin; thence S 57° 11' 36" E 96.59 feet to an iron pin, said point being the northeast corner of this lot; thence along the east line of this described lot S 21° 50' 00" W 190.00 feet to a concrete monument in the north margin of Hydes Ferry Pike; thence with said margin with a curve to the left having a radius of 6,416.20 feet, a distance of 110.00 feet to the point of beginning, containing 22,516 sq. ft., 0.52 acres, more or less.
>
> Being a part of the same property conveyed to Drakes Branch Associates by deed from Mary H. Campbell of record in Book 6230, Page 754, Register's Office for Davidson County, Tennessee.

This is improved property, known as Lot 2, Resubdivision of Lot 6, Section One, Enchanted Hills, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and the said Grantee's heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1984 taxes, a lien, not yet due and payable. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns, against the lawful claims of all persons.

09/13 231.50 CHECK

1738

Witness my hand this 1 day of August, 1984.

DRAKES BRANCH ASSOCIATES

By: _____
S. Dan Anderson, Partner

By: _____
Robert R. Mallory, Partner

By: _____
Robert B. Campbell, Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public of the State and County aforesaid, personally appeared S. Dan Anderson, Robert R. Mallory and Robert B. Campbell, partners of Drakes Branch Associates, a Tennessee general partnership, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be partners of Drakes Branch Associates, a Tennessee general partnership, and that they as such partners executed the foregoing instrument for the purposes therein contained by signing their names as partners of Drakes Branch Associates.

Witness my hand and seal, at office in Nashville, Tennessee, this 1 day of August, 1984.

_____
Notary Public

My Commission Expires:
April 9, 1988

IDENTIF. REFERENCE
AUG 13 2 02 PM '84
FELIX A. WILSON II, REGISTER
DAVIDSON COUNTY, TN

I 4 2 6 7 6

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $75,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 1 day of August, 1984.

_____
Notary Public

My Commission Expires:
April 2, 1988

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6358 PAGE 444

RECEIVED OF _____

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			75000.00- CAMT.	
			195.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	201.50-
1738A08/13/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 2 6 7 6

IDENTIF. REFERENCE

AUG 13 2 02 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0060542